

## Chapter 3

### Land Use

#### Land Area

Douglas County is 737.7 square miles in area, including 711.4 square miles of land and 26.3 square miles of water. Figure 3.1 depicts the total area for the County in acreage and square miles.

**Figure 3.1**  
**Douglas County Total Area, by Acreage and Square Miles**

	<b>Acres</b>	<b>Square Miles</b>
Land Area	455,291.0	711.4
Water Area	16,842.5	26.3
Total Area	472,133.5	737.7

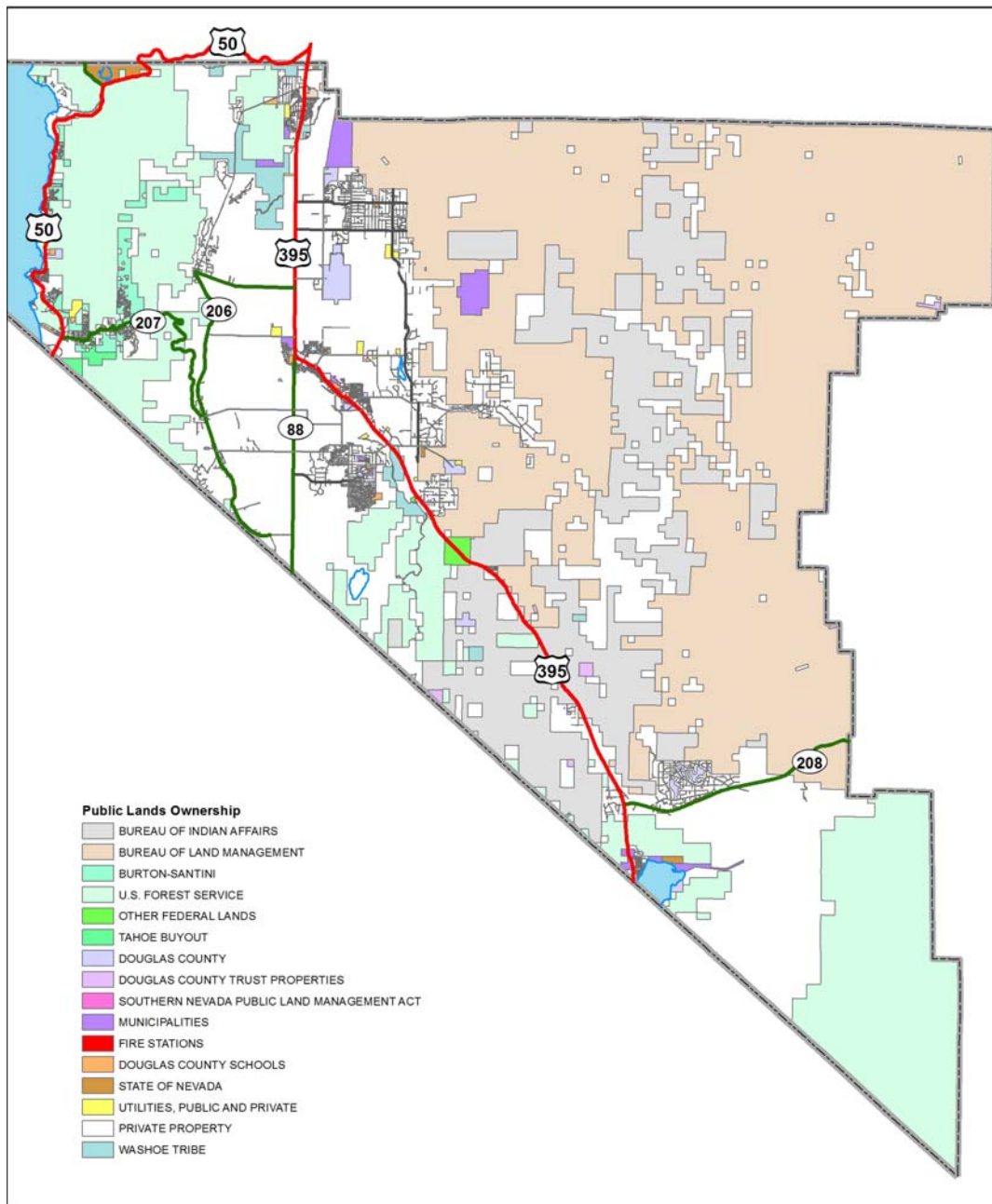
A significant portion of land in Douglas County is under public ownership. As shown in Figure 3.2, 64.8 percent of the area is under the control of a federal or state agency. The largest landowner in Douglas County is the Bureau of Land Management (BLM) with 161,380 acres, or 34.2 percent of the total area.

**Figure 3.2**  
**Public Land Ownership in Douglas County, by Federal and State Agencies**

<b>Public Entity</b>	<b>Acres</b>	<b>Percentage of Total County Area (Total = 472,133 acres)</b>
Bureau of Land Management	161,830	34.2
Bureau of Indian Affairs	59,275	12.6
US Forest Service	83,080	17.6
State of Nevada	1,641	.3
Total Acreage	305,826	64.8

Map 3.1 depicts the public land ownership patterns in Douglas County. US Forest Service lands are located predominantly in the Lake Tahoe Basin while BLM and Bureau of Indian Affairs (BIA) lands are located in the eastern and southern portions of Douglas County.

**Map 3.1  
Public Land Ownership in Douglas County**



**Douglas County Land Ownership**

- Public Lands -

**Base Map Elements**

- Federal Hwys
- State Hwys
- Local Roads
- Water Features



0 2.5 5 10 Miles



The data contained herein has been compiled on a geographic information system (GIS) for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County or as to the sufficiency or accuracy of the data.

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### Future Land Use

Figure 3.3 provides information on the future land use designations of all properties within Douglas County, based on the County's Master Plan, as amended. Future land use information is provided by parcels as well as by acreage.

The single family residential and single family estates future land uses contain the highest percentage of parcels in Douglas County at 28 percent and 21.6 percent, respectively. The future land use with the highest number of acres, however, is Forest Range at 75.2 percent of the total land acreage in Douglas County. The Forest and Range land use category includes federal lands under the control of the BLM, the US Forest Service, and the BIA.

**Figure 3.3**  
**Land Area in Douglas County, by Future Land Use\***

<b>Future Land Use Category</b>	<b>Total Parcels</b>	<b>%</b>	<b>Total Acres</b>	<b>%</b>
Recreation	41	.2	481.4	.2
Forest and Range	1,962	7.2	338,651.2	75.2
Agriculture	983	3.6	38,498.2	8.5
Washoe Tribal Lands	20	.1	3,456.4	.7
Rural Residential	1,831	6.7	19,848.5	4.4
Single Family Estates	5,868	21.6	9,500.9	2.1
Single Family Residential	7,620	28.0	2,742.4	.6
Multi-Family Residential	1,503	5.5	469.2	.1
Commercial	714	2.6	1,487.5	.3
Industrial	390	1.4	1,990.2	.4
Community Facilities	273	1.0	5,866.6	1.3
Receiving Areas	1,170	4.3	5,918.8	1.3
Tahoe Regional Plan Parcels	4,834	17.8	21,514.4	4.8
Total	27,209	100.0	450,425.7	100.0

\*Does not include Water Bodies or Right-of-Way. Percentages may not total 100% due to rounding.

### Zoning Districts

Figure 3.4 provides information on the current zoning districts or zoning categories within Douglas County, by parcel and by acreage. The low density residential category, which includes .5 acre, 1 acre, and 2 acre zoning districts, has the highest percentage of parcels at 28.8 percent. The average parcel size is 1.5 acres. The Forest Range – 40 acre Zoning District covers 215,005 acres in the County with an average parcel size of 1,004.7 acres.

**Figure 3.4**  
**Land Area in Douglas County, by Zoning District\***

<b>Zoning Category or Zoning District</b>	<b>Parcels</b>	<b>%</b>	<b>Acreage</b>	<b>%</b>	<b>Average Parcel Size</b>
Forest Range- 19 acre Zoning District	1,809	6.6	125,773	28.1	69.5 Acres
Forest Range – 40 acre Zoning District	214	7.9	215,005	48.1	1,004.7 Acres
Agriculture-19 acre Zoning District	1,057	3.9	39,178	8.8	37.07 Acres
Rural Residential Category (RA-5, RA-10 Zoning Districts)	1,729	6.3	20,190	4.5	11.7 Acres
Low Density Residential Category (SFR 1, SFR 2, SFR 1/2)	7,853	28.8	12,046	2.7	1.5 Acres
Medium Density Residential Category ( SFR-12,000, SFR-8,000 Zoning Districts)	6,703	24.6	2,395	.5	.4 Acres
High Density Residential (MFR) Zoning District	1,590	5.8	577	2.7	.4 Acres
Commercial Category (NC, OC, GC, MUC, TC Zoning Districts)	784	2.9	2,376	5.3	3.0 Acres
Industrial Category (LI, SC, GI Zoning Districts)	391	1.4	1,990	.4	5.1 Acres
Community Facility Category (Airport, Public Facility Zoning Districts)	280	1.0	5,896	1.3	21.1 Acres
Tahoe Regional Plan Parcels	4,834	17.7	21,514.4	4.8	4.5 Acres
<b>Total</b>	<b>27,244</b>	<b>100%</b>	<b>446,940</b>	<b>100%</b>	

\* Does not include Water Bodies or Right-of-Way. There are no parcels zoned as SFR-T 3,000-SFR-T 8,000

**Figure 3.5**  
**Douglas Land Area by Regional Plan**  
**(Total Land Acreage = 455,291.0 Acres)**

<b>Regional Plan</b>	<b>Acres</b>	<b>Percentage</b>
Carson Valley	111,968	24.59
Pinenut	222,253	48.82
Sierra	19,363	4.25
Tahoe	23,456	5.15
Topaz	78,251	17.19
Total	455,291	100.00

#### Population Density

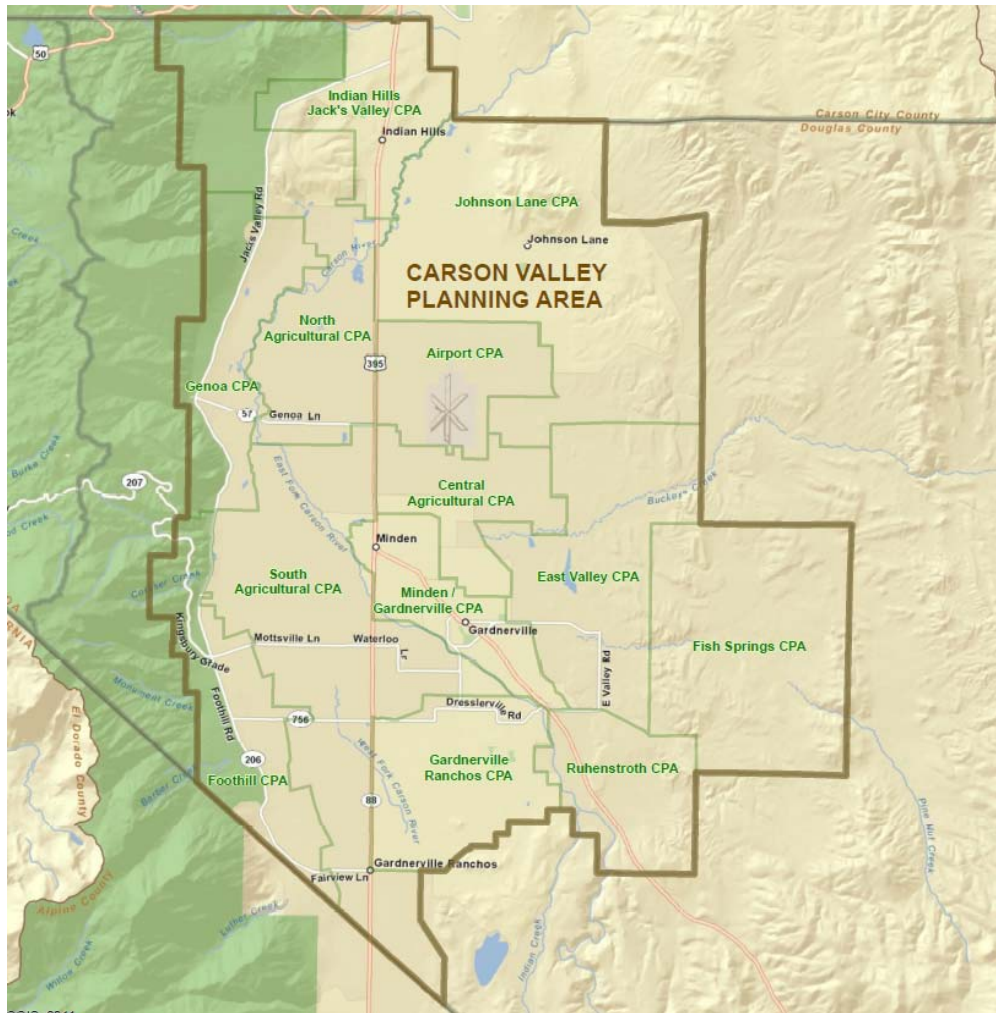
As depicted on Map 3.2, the Carson Valley Regional Plan is comprised of 11 separate Community Plans, including the Agriculture (South, Central, and North), Airport, East Valley, Fish Springs, Foothill, Gardnerville Ranchos, Genoa, Indian Hills/Jacks Valley, Johnson Lane, Minden/Gardnerville, and Ruhenstroth Community Plans. The total land area in the Carson Valley Regional Plan is 111,968 acres.

The population density for each of the Community Plans is depicted in Figure 3.6. The Airport Community Plan has the lowest density at 12 persons per square mile. The highest population density is in the Gardnerville Ranchos Community Plan at 1,061 persons per square mile. The overall density for the entire Carson Valley Regional Plan is 220 persons per square mile.

**Figure 3.6**  
**Population Density, by Community Plan**

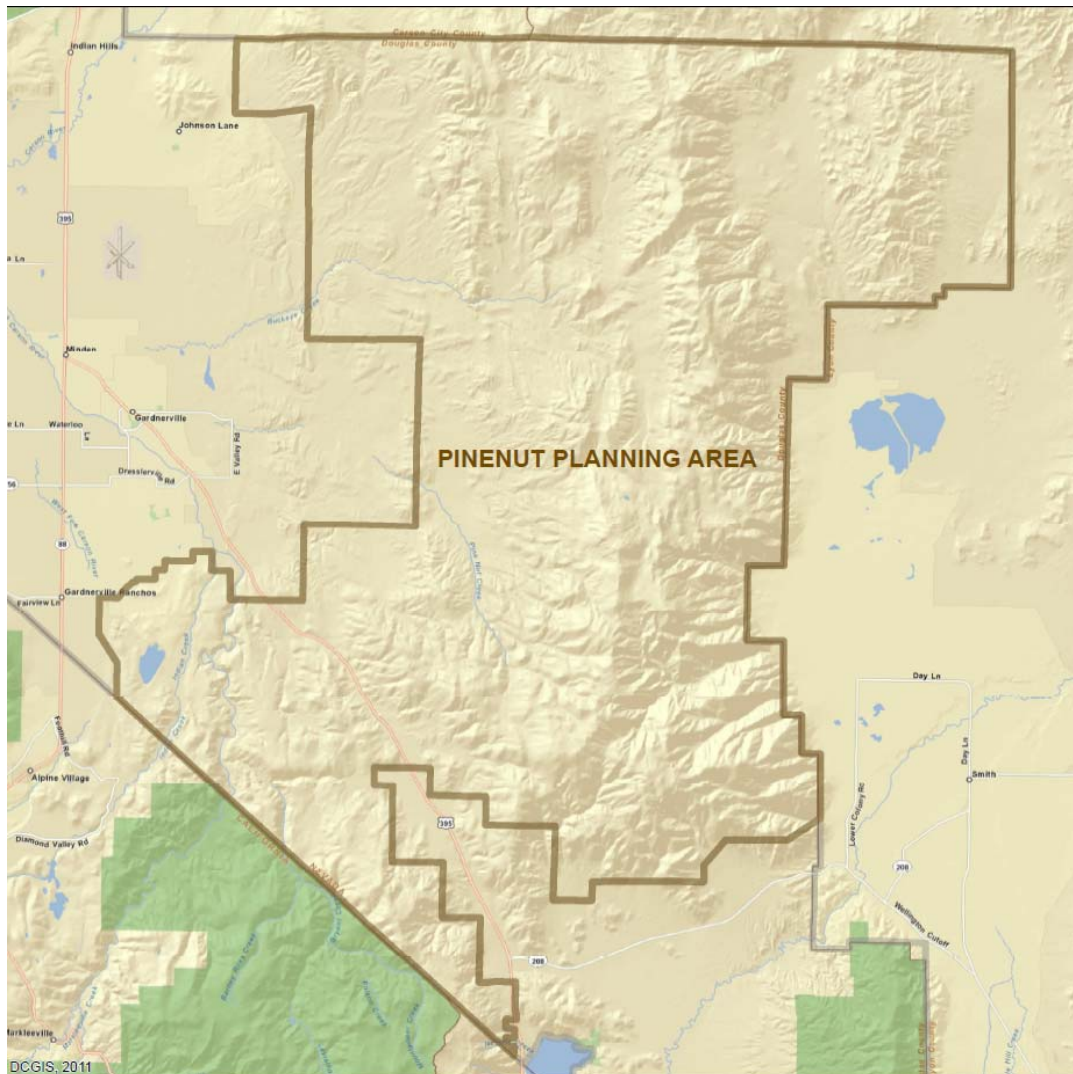
<b>Community Plan</b>	<b>Total Acreage</b>	<b>Square Miles</b>	<b>2010 Population</b>	<b>Population Density (Persons/Sq. Mile)</b>
Agriculture	33,272	51.98	733	14 persons/sq. mile
Airport	4,678	7.31	85	12 persons/sq. mile
East Valley	9,922	15.50	1,524	98 persons/sq. mile
Fish Springs	12,197	19.06	685	36 persons/sq. mile
Foothill	6,679	10.44	1,337	128 persons/sq. mile
Gardnerville Ranchos	6,673	10.43	11,065	1,061 persons/sq. mile
Genoa	6,363	9.94	935	94 persons/sq. mile
Indian Hills/Jacks Valley	5,056	7.90	5,406	684 persons/sq. mile
Johnson Lane	17,984	28.10	6,496	231 persons/sq. mile
Minden/Gardnerville	4,052	6.33	8,619	1,362 persons/sq. mile
Ruhenstroth	5,092	7.96	1,650	207 persons/sq. mile
Total	111,968	174.95	38,535	220 persons/sq. mile

**Map 3.2**  
**Carson Valley Regional Plan and Community Plan Boundaries**



The Pinenut Regional Plan is located in the eastern portion of Douglas County and is bordered by Carson City to the north and Lyon County to the northeast and east. The Pinenut Regional Plan, which includes a total of 222,253 acres, does not include any smaller Community Plans. The boundary for the Pinenut Regional Plan is depicted on Map 3.3. With a 2010 population of 987 people, the population density for the Pinenut Regional Plan is 3 persons per square mile.

**Map 3.3**  
**Pinenut Regional Plan Boundary**



The Sierra Regional Plan, which does not include any smaller Community Plans, is located between the Carson Valley Regional Plan and the Tahoe Regional Plan. The Sierra Regional Plan covers a total area of 19,363 acres. With a 2010 population of 169 people, the population density for the Sierra Regional Plan is 6 persons per square mile.

**Map 3.4**  
**Sierra Regional Plan Boundary**



The Tahoe Regional Plan covers the portion of Douglas County that is under the jurisdiction of the Tahoe Regional Planning Agency (TRPA) and contains a total of 23,456 acres. The Tahoe Regional Plan includes the communities of Kingsbury, Roundhill, Stateline, and Zephyr Cove. Map 3.5 depicts the boundary for the Tahoe Regional Plan. Based on a 2010 population of 5,227, the population density is 143 persons per square mile.

**Map 3.5**  
**Tahoe Regional Plan Boundary**



The Topaz Regional Plan is located at the southern portion of Douglas County and includes a total of 78,251 acres. The Topaz Regional Plan includes Community Plans for Topaz Lake and Topaz Ranch Estates/Holbrook Junction. Map 3.6 depicts the boundary for the Topaz Regional Plan. Based on a 2010 population of 2,071, the population density for the Topaz Regional Plan is 17 persons per square mile.

**Map 3.6**  
**Topaz Regional Plan Boundary**

